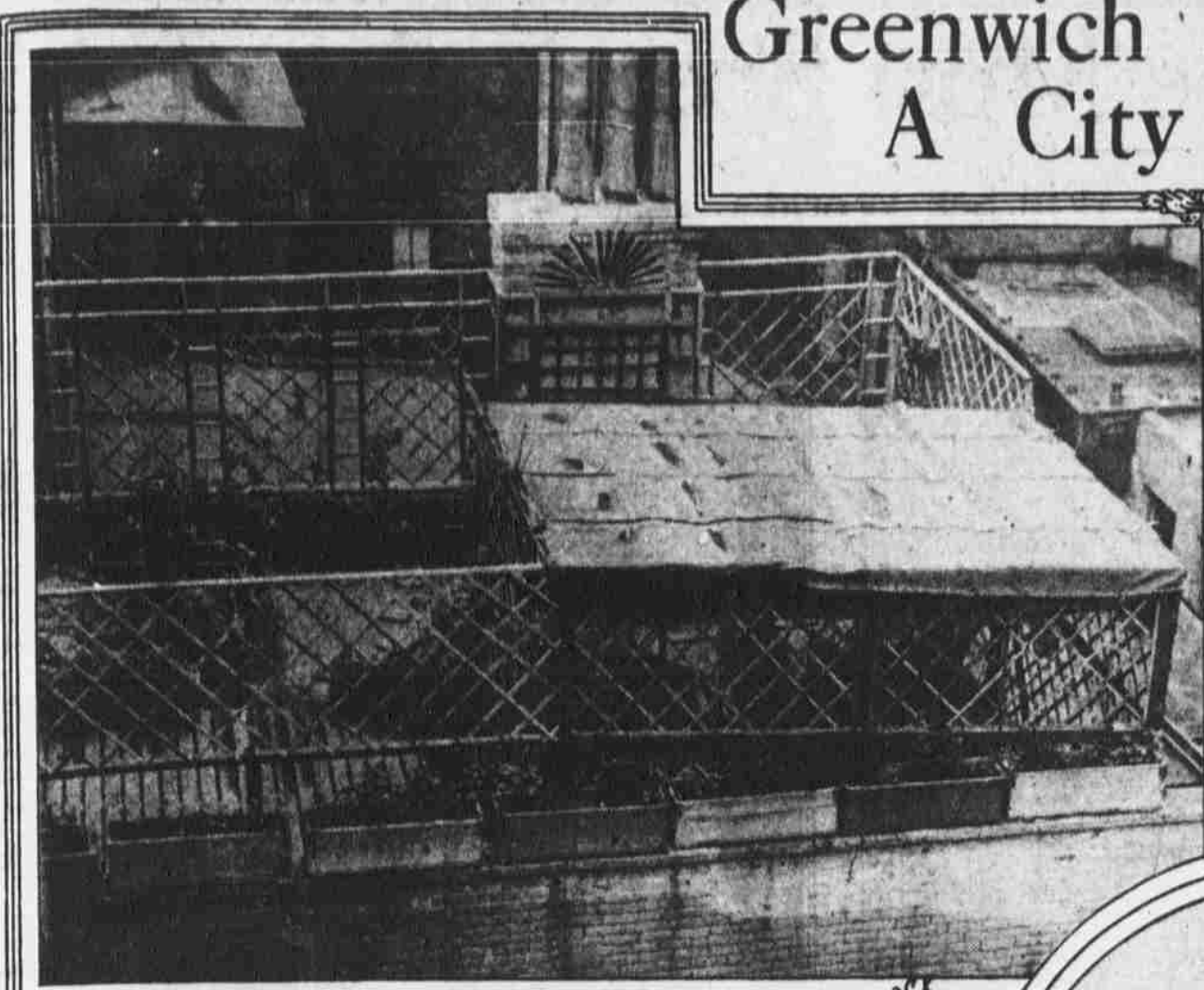


# Greenwich Villagers Build A City in the Air



FLOWER BOXES ARE IMPORTANT ADJUNCTS TO VILLAGE ROOF BUNGALOWS.

## Dearth of Apartments Makes Roof Bungalows All the Rage--Flowers and Vegetables Supply the Artistic Touch

By MARTHA COMAN.

THE high cost of living has been held responsible for many innovations, none of which is more surprising than the elevation of numerous Greenwich Villagers. The term elevation is used here purely in its geographical sense. For the residents of New York's art and freak colony have been forced by the increased congestion of this old-fashioned quarter to find refuge in the air.

The roof bungalow has solved the apartment dearth in this sacred gathering place of the artists, the near artists and the just plain persons who live in the Washington Square neighborhood because they have always lived there and like it, despite its growing fame and expanding environs, despite its claims to notoriety, pleasant and unpleasant. When all the available space sideways and downward has been exhausted these resourceful folk focused their horn rimmed spectacles on the village roofs and thus was the housing problem solved.

### They Go to the Roofs.

Scanning this portion of the metropolis from any high point near Fourteenth street one is amazed at the city of bungalows that seem suddenly to have sprung up. Tiny houses dot the uneven upper stratum like verdant oases. For every roof bungalow that has been thoroughly planted has acquired a gardenlike effect, either through its fresh leaf green paint and trellises or its beds of flowers and vegetables. As far as the eye sweeps this area to the west of Fifth avenue one sees patches of comfort, and even luxury invisible to the eye of the pedestrian. To this fact alone, its air of seclusion, is due in a large measure the growing popularity of the roof home.

Village landlords and landladies are used by now to the vagaries of their tenants. They met this new demand for housing space with cheerful cooperation. They have even been known to suggest the roof as a last resort when weary and discouraged househunters applied in vain for admission.

More than one of these wealth accumulating citizens has gratefully offered her roof free if the prospective tenant would agree to pay for the bungalow. If their willingness to help out in the housing problem is not expressed in such magnanimous terms they may charge you \$50 rent for the season. And \$50 isn't so bad when you consider the advantages of space, light and air.

"Is that you, Mr. Smith?" said a pleasant voice over the telephone one morning recently. "Can you build me a bungalow right away? I must have a place to live in!"

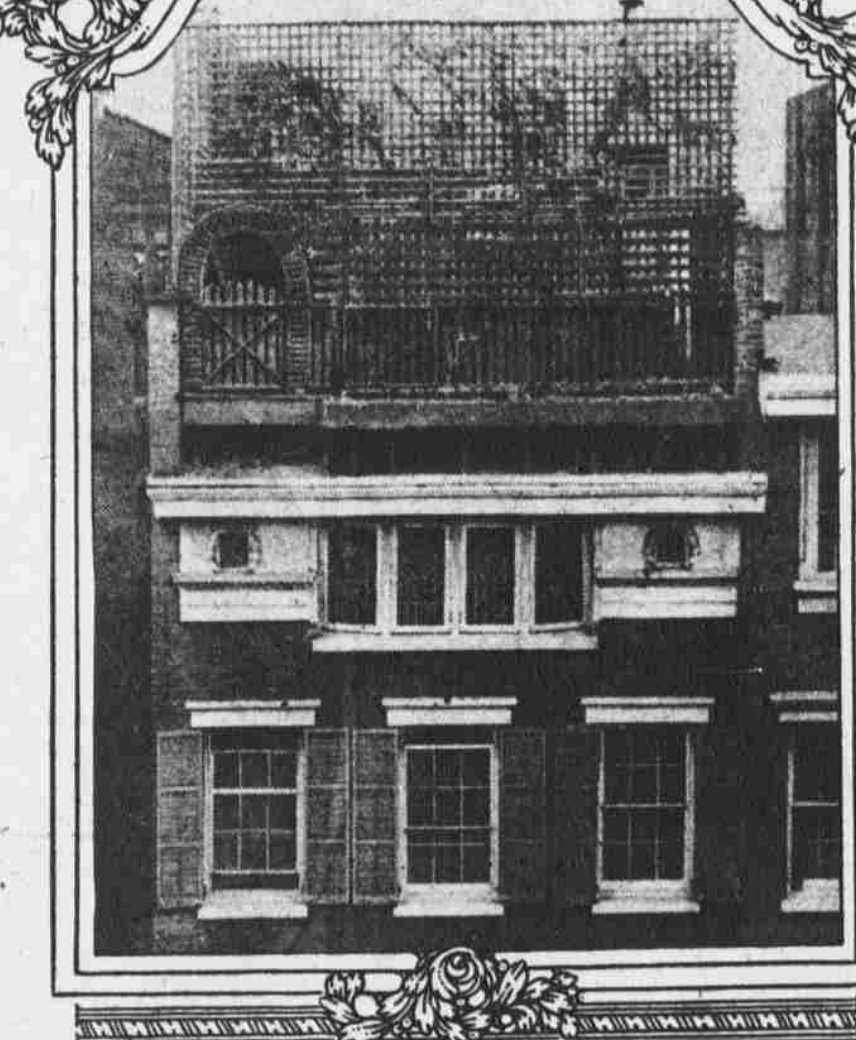
### A City in the Air.

The village carpenter is in such demand that you have to catch him in the early morning, before he leaves his office for the day's job, or perhaps at noon. In case he happens to drop in again to look over his mail or get his telephone calls. If you don't find him then the chances are that you have missed him for the day.

But when your turn does come and you succeed in getting him up to your roof to estimate and advise on the type of roof bungalow best suited to your plot of tin and tar and gravel, he is agreeably helpful. Like a lord of creation he will point to a dozen to the east or to the south or to the west and ask you if you like the looks of any of these models. The little city in the air is as varied as a flower garden, and as refreshing, too, among the gray or brown chimney pots, water tanks and high front copings.

A one room roof bungalow, about twelve by sixteen feet, which will comfortably house two persons, persons who work and are therefore under its canvas roof only at night, costs from \$100 up. That's for the bare frame. Side walls are like extras in a hotel. You can pay as much as you can afford for these accessories.

Wide metal screening, which comes the width of the average bungalow's wall eleva-



JOHN BARRYMORE'S ENGLISH ROOF BUNGALOW AS SEEN FROM ACROSS THE STREET.

tion, is the cheapest and most satisfactory exterior. Inside the screening you can have bamboo curtains to roll up and down at will, to shut out the glare of the sunlight and help keep out the rain in stormy weather. The roof must be waterproof and must slope and have wide eaves to provide a dry shelter. The floor is built with wide spaces between the boards, also for drainage purposes. If the sides below the flooring are sealed up tight there is no entrance provided for mosquitoes and flies, two of the pests that must ever be considered in the new housing problem.

Take the advice of a girl who has been

living in one of these aerial perches for a month and don't try a striped roof canvas. She did, and immediately discarded it for a plain material which she painted a dull brown. The stripes are too hard on the eyes, though their picturesque effect is not denied. For comfort one must make this sacrifice.

The more elaborate bungalows are gay with Italian green trellises that hide a multitude of architectural blots. Copings and ugly wall extensions, chimneys and other excrescences may be artistically concealed behind such network. And if you have the pluck and the desire to cart up loads of dirt

## GREENWICH VILLAGE HAS TAKEN TO ROOF BUNGALOWS FOR THE SUMMER, HERE IS ONE IN WEST 12TH ST.

For flower boxes you can transform the dull brown gravel surface into a garden spot.

Ambitious young roof gardeners have already planted vegetable seeds. A carrot bed is decorative, if it does not yield produce for the dinner table. Vines will grow luxuriantly for the housewife who will devote the proper amount of care to their tending.

From the simple \$100 variety of roof home one may advance to the \$200 or \$300. There are some that have cost twice \$300 and even \$1,000. These have shingled walls, windows and doors and are equipped for a winter as well as a summer abode. Some even go the limit of steam heat and plumbing.

Of course you are not restricted to a one room effect. The transient tenant who is tiding over the summer season in this inexpensive residence will find a single room sufficient for all ordinary needs. But the person who expects to make the roof his more or less permanent habitat aspires to the English bungalow with all its appurtenances.

If you are not on friendly enough terms with some apartment dweller in the house where you have decided to establish your roof dwelling you must make an arrangement with the janitor or superintendent for the use of a bath. Few of the temporary dwellings are equipped with these essentials. But a wash can be managed.

Then there is the exit and entrance question. You can't be climbing a ladder through a roof trapdoor every time you want to reach your home on the roof. This is the primitive method of roof reaching in the old fashioned houses. A stairway can be installed and that settles that problem.

Next come the furnishings. Two day beds or cots, a couple of easy chairs, a table and a washable rug, which rain will not ruin if it happens to leak through the canvas roof or blow in at the sides, comprise the ordinary outfitting. Fire laws complicate the lighting question, but the resourceful person need not be baffled by these regulations. Greenwich Village has revived the candle and reveals in its staccatolike drippings.

### A Roof Bungalow Is Quiet.

"But it must be noisy up there," objected a woman whose memories of subway roar and surface car clatter formed an insurmountable obstacle to this type of dwelling.

"You don't hear a sound," assured the short haired bungalow owner. "It's as quiet as the grave. No street noises, no sound of cars or buses or automobiles or elevated trains, not a voice from the street permeates

my atmosphere. It's the one way to live quietly and peacefully in the village, I've discovered."

When others in large apartments or old fashioned brownstone houses are irritated by street rowdies who try to turn night into day this girl sleeps sweetly through the night, undisturbed except by the rising sun. And even that is becoming less startling. She has managed to adjust the screens so that its first bright rays popping over the tall buildings in "Skunkville," that portion of the city east of Greenwich Village between Fifth avenue and Broadway, where furriers occupy most of the premises and apparently have a preference for the pungent type of pelt, now fail to awaken her.

There are no tall buildings to speak of between Greenwich Village and the financial district. Your eye has a clean sweep to the southward, even if your own particular perch is on top of a modest four story house.

Think of the fresh air that is blown right off the bay sweeping up to your very doorstep! It's worth considering if you are looking for a place to live. And if the southern breeze is not stirring, then perchance it comes from the east across the broad river, or the west, wafted over another expanse of cooling water. And the heat of the parched pavements never reaches your airy spot.

### Plan to Winter on the Roofs.

So enchanted are some of the villagers with their lofty homes that they are determined to try wintering on the roof. With a little maneuvering and a plentiful supply of blankets it might easily be managed, provided, of course, there is a warm place beneath the exposed dwelling where one may dress. Even a seasoned summer dweller could hardly stand the rigors of a below zero dressing room, where the cold cream pots would freeze and ablutions would be with ice water.

With all the quaint spots in this quarter where one may dine there is apparently a demand for more such necessities. And as shop and restaurant spaces are as scarce now as residential quarters the roof idea may prove the solution of this city problem. It is not altogether impracticable.

Thoroughfares connecting long rows of house roofs might be opened up. Ladders and steep steps have failed as yet to disconcert or discourage the seeker after village novelty. The old fashioned country style may come to the fore again and make continuous progress at least around four sides of a block not impossible. The irregularity of roof tops makes the suggestion all the more delightful to the inventive brain.

# New England Enterprise Makes Waterbury the Brass City of the World

TUCKED up in the hills of New England, in the scenic Naugatuck Valley, the city of Waterbury, Conn., unblessed with any of the rich natural resources which have determined the growth and prosperity of so many of our American cities, offers a phenomenal example of urban progress produced by the energy and enterprise of man.

This city, the Brass City of the World, producers of approximately 50 per cent of the brass of the United States, of more timepieces than any other city in the world, where the Ingersoll watch was first made and where watches and clocks are now made by the millions, is entirely surrounded by hills, is twenty-five miles from tidewater, in an agricultural district which produces only about one-tenth of the food consumed and in a country lacking in the great mineral resources of nature.

### Growth of the City.

In Colonial times a committee from Farmington, a nearby district, reported back to their assembly that the present site of the city of Waterbury would maintain thirty families, and yet this same site is to-day the home of more than 100,000 people. In spite of many opposing factors the development of the city has been so great that its population has grown from 5,137 in 1855, 19,094 in 1860, 13,166 in 1870, 29,270 in 1880, 52,202 in 1890, 51,139 in 1900, 73,141 in 1910 to more than 100,000 in 1920, and its freight tonnage is the second largest among New England cities.

Waterbury is a typical example of a real industrial community, approximately 40,000 of its population being engaged in industrial pursuits, a situation which portrays to a very definite degree the great industrial evolution of the last fifty years, showing a community of 100,000 souls occupied in manufacturing and depending almost entirely upon the outer world for its maintenance of food.

The brass industry virtually is centred in Waterbury. In Colonial days, when the population of the present site of Waterbury increased beyond the supporting power of the land, it was necessary, of course, for

## Phenomenal Growth of Industry Reflects True American Spirit and Initiative Inherited by Present Owners From Their Forefathers Who Founded It in Colonial Days

some of the inhabitants to turn to other pursuits to maintain a livelihood. It was then that the making of brass commenced in Waterbury through the energy, initiative and enterprise of typical, sturdy stocked New Englanders.

Like most great industries the beginning was small. Brass was first manufactured in Waterbury by one man and later by two or three men, each working at his own enterprise. In face of great obstacles to manufacture and transportation in those days these men made their product and sold it personally. As time went on and the demand increased they associated with themselves others of their fellow townsmen and this small nucleus of less than twenty men formed the basis of the great brass industry of to-day.

With the growth of the industry, the enterprises started on such a small basis were handed down to the sons and grandsons of their energetic founders, men who in true American spirit and inheriting the enterprise and initiative of their fathers have accepted the industrial leadership of the brass industry as a sacred legacy and have built up the brass industry of Waterbury to the leadership of the world in this branch of manufacturing. These captains of the brass industry have been and are a powerful influence for the best in Waterbury. They have shown their interest in its development not only commercially but morally and socially.

The great brass concerns are owned by residents of Waterbury and managed directly by their owners. These brass manufacturers are typical of Puritan New England, real industrial leaders of men, who accept their leadership as a duty to their fellow men and who are intimate with and zealous for the welfare of their co-workers. Not only is this shown in the management of their own enterprise but in their interest

and wholesome participation in the local government.

The brass concerns of Waterbury are now housed in the most modern, well-equipped factories, with everything that goes to make for the convenience, protection and satisfaction of employees.

### Brass Products Widely Diversified.

The products of these brass plants are extremely diversified—anything and everything in brass can be made in Waterbury from common and safety pins, buttons, hooks and eyes up to the largest brass article in existence. Even the radiator of the great NC-4, which flew across the ocean, was made of brass in Waterbury. These industries supply brass to every corner of the United States, and for quality and quantity in brass Waterbury's brass plants are the Mecca of the brass world.

And Waterbury is able to claim the leadership of the world in another product; it has the largest clock manufacturing in the world, a plant which manufactures more timepieces than the combined plants of any other city of the world. The number of timepieces produced in Waterbury, including both clocks and watches, approximates 10,000,000 a year. In addition to the brass and clock manufacturing Waterbury has a great diversity of other industries. Machinery of all kinds, machine tools, buttons of every description, carriages and wagons, electrical machinery and apparatus, foundry products, automatic machines of every description, hardware, lumber castings, mattresses, stamped ware, silver and silver plated ware, tobacco and cigars, awnings, boot and shoe finding, boxes, women's clothing, confectionery, copper smithing, steel iron work, cutlery and edge tools, gas and electric lamps, fixtures and chandeliers, hosiery and knit goods, instruments both measuring and recording, professional and scientific instruments, iron and steel forging, lamps and reflectors,

marble and stone works, needles, pins, hooks and eyes, rubber and elastic goods, buckles, chemicals and acids, upholstering materials, wire, wire rope and cable, insulated wires, seamless tubing, German silver tubing, brazed copper, brass tubing, brassware, hand-cuffs, glass, nails, screws, rivets, novelties, jewelry and many other products are listed by the United States Census Bureau as Waterbury's industries.

To divert for a moment to a lighter vein, a phrase much used as a slogan by the Chamber of Commerce of Waterbury a few years back was that "Waterbury has something on everybody," which was an accurate, concise way of saying that somewhere on your person, probably, you have some small article made in Waterbury, for in this city are made safety and common pins, buttons, hooks and eyes, shoe eyelets and shoe hardware, hair pins, buckles, garters and suspenders, watches by the millions, match boxes, split rings for buttons, pencil clips and brass fasteners for corset steels and brass for plated jewelry of all sorts; the real money in your pockets, for the blanks for nickels and cents are furnished the Government from Waterbury; and if you chance to go wrong it is Waterbury that furnishes the handcuffs and legions for jails and prisons.

Turning for a moment from the products of this interesting city, it is well to mention the community spirit which exists. Every Christian denomination is represented within its boundaries and a spirit of brotherhood and cooperation marks their efforts to make Waterbury a city of contented people, maintaining the high ideals of a true Christian social order. This remarkable community spirit was shown recently in an unusual manner when the citizens of Waterbury united themselves in unanimous effort to conduct a campaign for \$500,000 to build an addition to St. Mary's Roman Catholic Hospital of Waterbury. So splendid was the co-

operation and team work from all denominations that the campaign in a period of one week netted approximately \$800,000 and assured the equipment of an up-to-date hospital, centrally located; a hospital which at present caters as "A Friend in Need for Every Creed" and which will be enabled to do so on even a greater scale by the generous cooperation and support of all Waterbury.

### A Proud War Record.

Its war record gives Waterbury an enviable place among American cities in this respect. Waterbury's subscription to the first four Liberty loans was \$26,952,990 and to the Victory Liberty loan was \$6,015,900, a total investment of \$32,968,890, or approximately \$32 per capita of the population. This represented an oversubscription of \$12,000,000, or approximately 37 1/2 per cent. The city's contributions were \$1,005,000 to the Red Cross, \$450,795.15 to the United War Work campaign and \$213,012.07 to other war drives, a total donated of \$1,808,802.02, or a per capita contribution of approximately \$18 to war charities. It might be added that Waterbury was awarded a captured German cannon for its Liberty loan record and the United States Shipping Board has named one of its ships the "Waterbury" for the same reason.

The honor roll of the city of Waterbury contains approximately 5,000 names of men who saw service in the war, a remarkable record when it is considered that Waterbury was one of the largest munition cities in the country. This service record places Waterbury high in the list of American cities for per capita man power contribution to the war and the city ranks among the few highest in the number of those who paid the supreme sacrifice.

During the war and from its inception the factories of Waterbury turned out hundreds of millions of dollars' worth of shells, fuses and munitions in general. Since

the close of the war the city has undergone a remarkable readjustment attended by little if any unemployment and to-day finds the city going ahead on a peace basis and putting the energy formerly devoted to the war to the problems of civic prosperity and commercial progress.

### Municipal Development.

It might be well to add a word about the municipal development of Waterbury. The city has a million dollar city hall, a school system with buildings valued at more than \$4,000,000 and so well equipped that it has been awarded the lowest insurance rate of its kind in the nation; a \$10,000,000 water system, comprising four large reservoirs; a three platoon police system and two platoon fire system entirely motorized, and a programme of street development which has just expended close to \$1,000,000 on the streets of Waterbury.

The business men and citizens of Waterbury are banded together through the Chamber of Commerce in a united effort to make Waterbury a progressive, prosperous community of homes, not merely houses. This ideal they have followed in the promotion of a building and loan association and their support of housing projects; in extensive spring clean-up and planting campaigns; in the support of well directed and supervised recreation; in scientific and careful analysis of health conditions; in their study of Waterbury's needs and the general problems of its systematic development, and in their effort to create and enlarge upon civic pride and civic interest.

### Planning Keats Memorial

A COMMITTEE has recently started in London to raise \$10,000 to purchase the house called Wentworth Place, formerly known as Lawn Bank, which was the last home in England of the poet Keats. This house is situated close to Hampstead Heath. Attention was called to it when the place was offered for sale as an eligible building site. Next year is the centenary of the death of Keats.